



Summary

Available SF:	16,800 SF (Units 1-6) OR 5,600 SF (Units 1-2)
Sale Price:	\$365/SF \$6,132,000 for 16,800 SF OR \$2,044,000 for 5,600 SF
Condo Fee:	\$2.40/SF
2025 Taxes	\$1.73/SF

Property Highlights

- 16,800 SF flex condominium available for sale consisting of 5,600 SF office and 11,200 SF warehouse/production.
- Owner will consider selling only the 5,600 SF office portion.
- Fully conditioned space with 22' clear height, heavy power, and compressed air piping.
- Two existing docks.
- Five 'knock-outs' for future docks and drive-ins.
- IP Zoning (Loudoun County 2023 Ordinance)
- Easy access to Rt 28 and the Dulles Toll Road.
- Five minutes to Washington Dulles International Airport (IAD).

Demographics

	2 Miles	5 Miles	10 Miles
Total Households:	10,260	93,080	216,908
Total Population:	33,314	257,441	627,452
Average HH Income:	\$142,446	\$160,635	\$178,548

David Colvin

703.435.4007 x 115

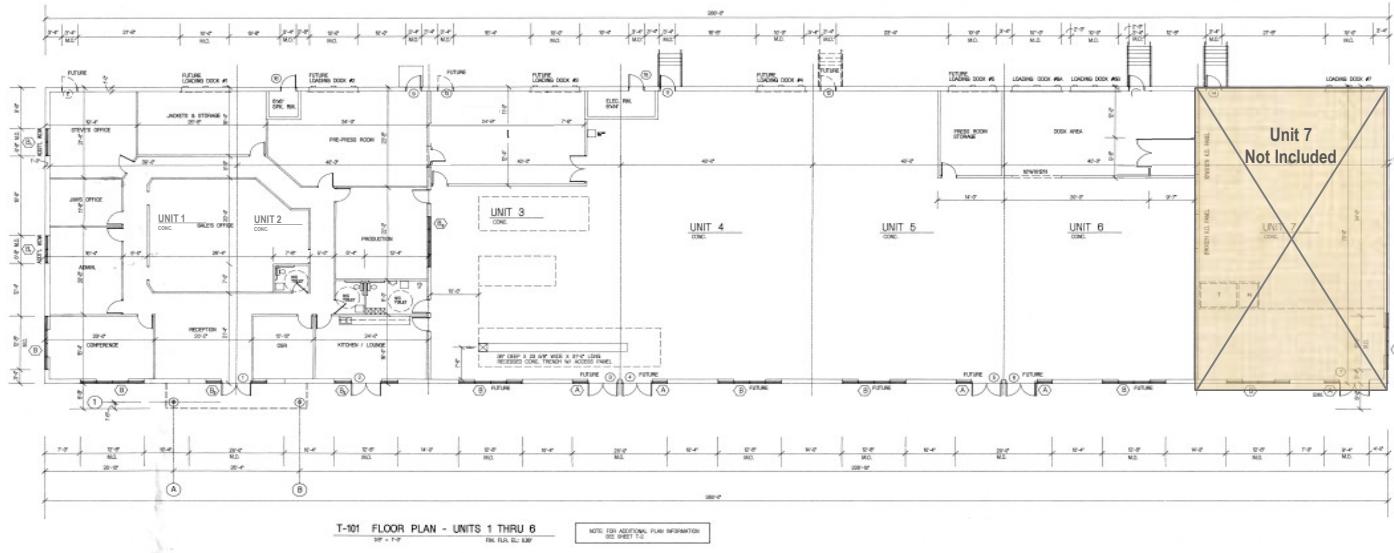
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For Sale | Flex Space

22570 Glenn Drive

Floor Plan



DRAWN BY: NPA DATE: 12-08-96	SHEPARD INDUSTRIAL CONDOMINIUM COMPLEX		A SQUARED ARCHITECTS	
	REV. #	DATE		ELWAY LITHOGRAPH
	1	12-08-96		STERLING VIRGINIA
2	1-05-97			
3P	1-18-97			
4R	4-07-99			
5	5-11-99			
PROJECT #A8030 DRAWING #: FP-1 DESCRIPTION FLOOR PLAN BUILDING #1 UNITS 1 THRU 6		22 E. COLONIAL HIGHWAY HAMPTON, VIRGINIA 23666 540.338.2026		
SHEET # T-1				

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

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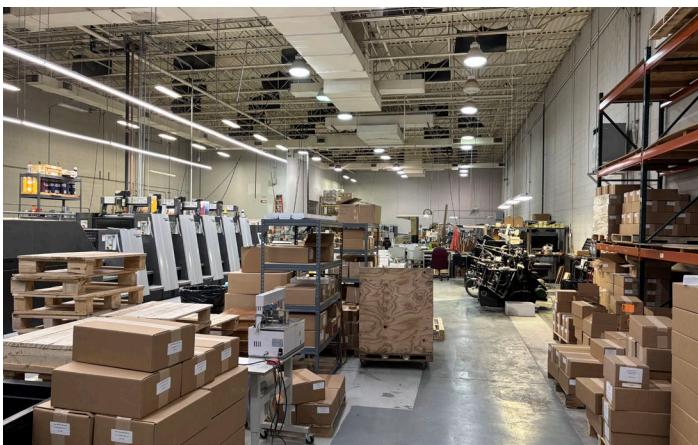
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Photos



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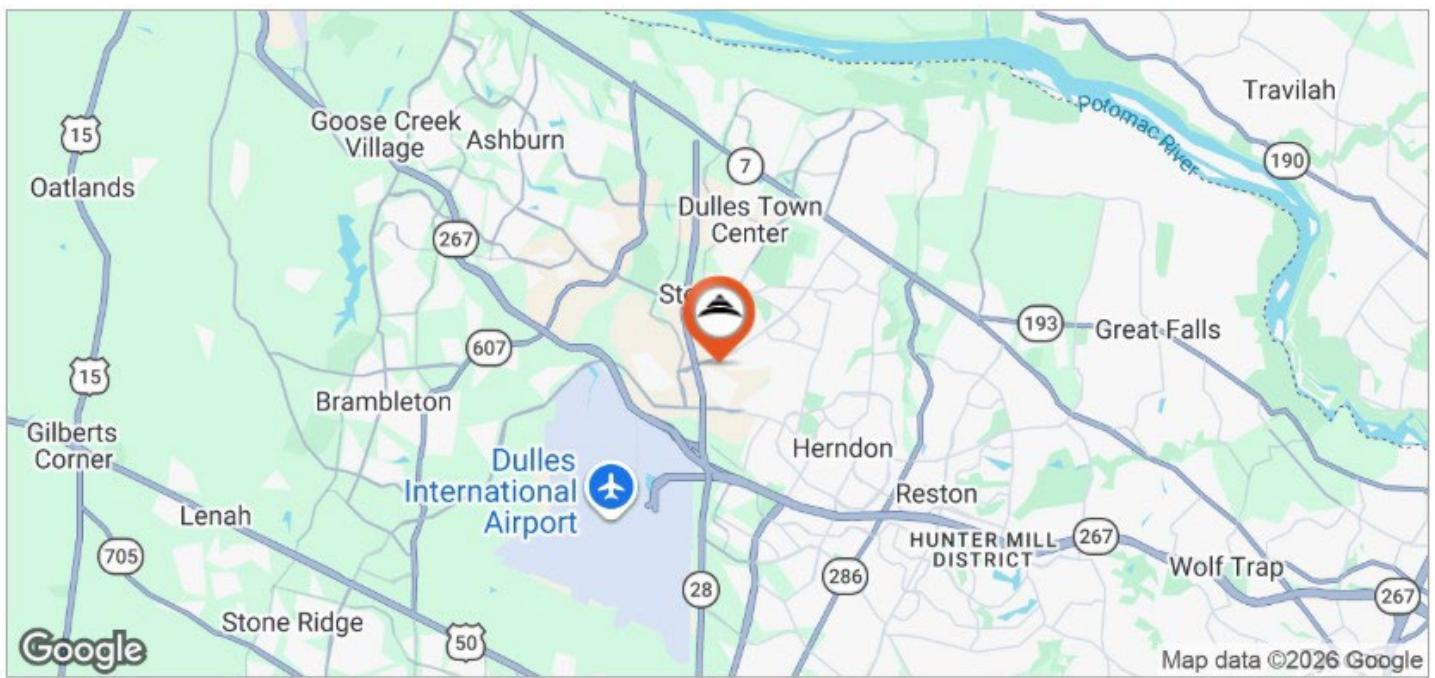
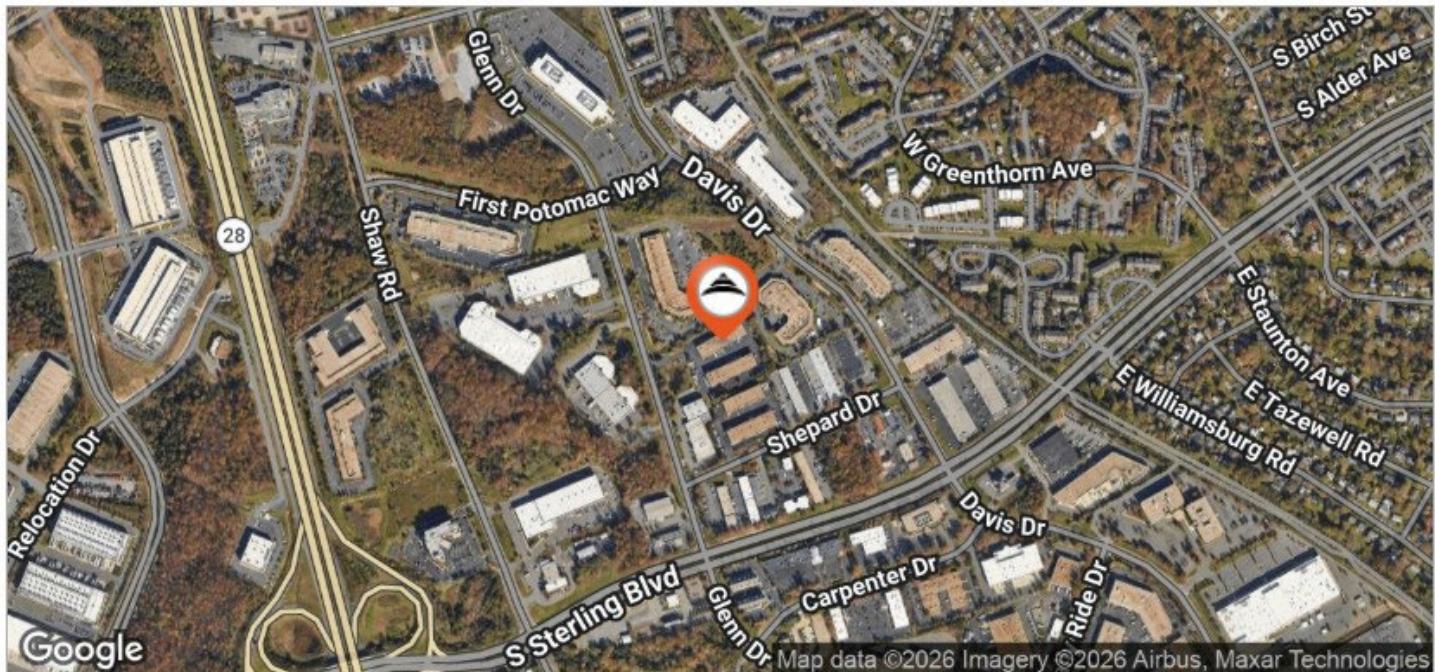
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Maps



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